

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
September 10, 2012

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Nathan J. Lockwood
Absent: Robert J. Saiia, Marion M. Benson, Planning Director

PUBLIC HEARING, MASS PV1, LLC, 651 Chase Road- See separate minutes.

APPOINTMENT: Aro Estates, Howard Street- Jamie Rheault, Whitman and Bingham Associates, speaking on behalf of Kevin O'Brien, presented a set of plans to the Board. He will also send a set to Town Counsel. He recommended that the Applicant's Counsel and Town Counsel coordinate with each other as to the re-submittal to get the process moving forward. Mr. Bodkin Jr. noted that plans are not typically sent to Town Counsel; there are bylaws in place to govern the process. Mr. Rheault noted they started this process approximately two months and that the usual process would be a "submittal meeting" in the Planning Office with Ms. Benson. Due to Ms. Benson's absence, this was put on hold. Ms. Benson's earlier recommendation was for Mr. Rheault to bring in a set which would be passed on to Town Counsel. Mr. Bakaysa noted that following this process, the Board will be able to view a set of plans and discuss any issues with Town Counsel prior to the Applicant submitting ten (10) sets of ten (10) subdivisions to the office. The Board requested an overall plan showing the location of all ten subdivisions on one page.

APPROVALS-

Minutes: Ms. Bilotta-Simeone, Motion to approve minutes of August 27, 2012, and Dippin' Donuts Information Meeting August 27, 2012, Second, Mr. Bodkin Jr., Motion passed.

Dippin' Donuts, Development Plan Review: Chair Bakaysa read the below Development Plan Review Findings and Directives into record.

FINDINGS:

1. The Lunenburg Planning Board finds that an application for a development plan review was submitted on August 27, 2012 for 457 Massachusetts Avenue, Map 058, Parcel 0012.
2. The Lunenburg Planning Board finds that the owner of the property is S & S Realty Trust, Diane Wright, c/o Showroom Sammy's, 455 Massachusetts Avenue, Lunenburg, MA 01462.
3. The Lunenburg Planning Board finds that the applicant is Paul Karapatsas, d/b/a Dippin' Donuts, 122 Cross Street, Lunenburg, MA 01462.
4. The Lunenburg Planning Board finds the Development Plan Review is for a donut and coffee shop.
5. The Lunenburg Planning Board finds that the subject land, Map 058, Parcel 0012 is zoned Commercial.
6. The Lunenburg Planning Board finds that the submittal, Proposed Soil Absorption System Plan No. 12-21 was prepared by Whitman & Bingham Associates, 510 Mechanic Street, Leominster, MA, 01453.
7. The Lunenburg Planning Board finds a Presby Environmental Type Soil Absorption System will be utilized.
8. The Lunenburg Planning Board finds a septic system plan has been submitted to the Board of Health.
9. The Lunenburg Planning Board finds the Applicant has applied to the Conservation Commission for a Determination of Applicability

10. The Lunenburg Planning Board finds, in the event public sewer is installed on this portion of Massachusetts Avenue, the Applicant would be required to comply with the Lunenburg Grease Trap regulation.
11. The Lunenburg Planning Board finds the Applicant plans to install a grease trap.
12. The Lunenburg Planning Board finds there will be no pavement expansion.
13. The Lunenburg Planning Board finds fifteen (15) parking spaces are requested, one (1) of them being handicapped.
14. The Lunenburg Planning Board finds there will be drive-in service.
15. The Lunenburg Planning Board finds anticipated hours of operation will be 5:00 AM to 10:00 PM, seven (7) days per week.
16. The Lunenburg Planning Board finds there will be an on-site dumpster.
17. The Lunenburg Planning Board finds that Marsden Engineering, Inc., P.O. Box 509, Lunenburg, MA will perform the site inspections for the Town.
18. The Lunenburg Planning Board finds an Information Meeting was held and closed on August 27, 2012.
19. The Lunenburg Planning Board, at the August 27, 2012 Information Meeting, voted to waive a peer review by a 3-2 vote.

DIRECTIVES:

1. The Applicant shall comply with Plan No. 12-21 Proposed Soil Absorption System prepared by Whitman & Bingham Associates, 510 Mechanic Street, Leominster, MA 01453.
2. The Applicant shall apply for any sign permit through the Building Official.
3. The Applicant shall submit a septic system design to the Board of Health.
4. The Applicant shall apply to the Conservation Commission for a Determination of Applicability.
5. The Applicant shall fill out the Weekly Progress Notification Form (attached) on a weekly basis and submit each Monday to the Planning office. Form may be hand-carried to the Planning Office, sent via facsimile to 978-582-4353, or electronically to mbenson@lunenburgonline.com.
6. Note: These Directives are subject to periodic review by the permit granting authority (Planning Board), or zoning enforcement officer to ensure compliance with the enumerated conditions. Non-compliance to these conditions may result in revocation of this Approval.

Summary Report

1. *Will not be injurious or dangerous to the public health or unduly hazardous because of traffic congestion, danger of fire or explosion or other reasons.*
2. *Will not have a material adverse effect on the value of land and buildings in the neighborhood or on the amenities of the neighborhood.*
3. *Will be operated with reasonable regard for order and sightlines, if an open use.*
4. *Will not produce noise, vibration, smoke, dust, odor, heat or glare observable at the lot lines in amounts clearly detrimental to the normal use of adjacent property.*

Ms. Bilotta-Simeone, Motion to approve the Development Plan Review Findings and Directives as read, Second, Mr. Bodkin Jr., Motion passed.

COMMITTEE REPORTS:

MJTC- No report.

MRPC- Alternate Rob Bowen attended on behalf of Planning Board representative, Mr. Bodkin Jr. Mr. Bodkin Jr. will provide report at next Board meeting.

School Reconfiguration Committee- Project Manager interviews are tentatively scheduled for beginning October. Mr. Bodkin Jr. recommended that, if possible, the meetings be televised quarterly for the benefit of the citizens.

PLANNING DIRECTOR'S REPORT/NEW BUSINESS:

DEVELOPMENT STATUS REPORTS:

Asian Imperial, 5 Electric Avenue- No report

Emerald Place at Lake Whalom, 10 Lakefront Avenue- Weekly progress reports note landscaping will begin around the next villa – 40, 42, 44, 46 Carousel Lane.

Tri Town Landing, Youngs Road- Progress reports note footings and half of the building foundation completed.

MEETING SCHEDULE:

September 17th- Master Planning Workshop, Ritter Memorial Building

September 24th- Board Meeting, Ritter Memorial Building

MEMBER ISSUES: Ms. Bilotta-Simeone, after reading the news article in the Lunenburg Ledger, apologized to Ms. Benson if Ms. Benson misconstrued her intent regarding the discussion that took place at the August 27th Board meeting, if the intent projected was to replace her as Planning Director. Ms. Bilotta-Simeone's aim was to ensure that the Administrative Assistant, Ms. Boggio, had the necessary tools to run the office during the absence of Ms. Benson. Chair Bakaysa agreed that was the intent of the August 27th discussion – that the office would continue to run in the absence of Ms. Benson.

ADJOURNMENT: Adjourned 8:30 PM.